110.0	0003	0001.B	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	678,000 / 678,000
					USE VALUE:	678,000 / 678,000
					ASSESSED:	678,000 / 678,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
111		WESTMORELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TILLMANNS REGINE
Owner 2:	
Owner 3:	
Street 1:	111 WESTMORELAND AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SMITH DAVID A--ETAL -
Owner 2:	BARRETT SHEILA M -
Street 1:	111 WESTMORELAND AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1946, having primarily Wood Shingle Exterior and 1567 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	279,000		399,000	678,000
Total Card	0.115	279,000		399,000	678,000
Total Parcel	0.115	279,000		399,000	678,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.67 | /Parcel: 432.67

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 70372

GIS Ref

GIS Ref

Insp Date 11/01/18

!8623!

PREVIOUS ASSESSMENT

Parcel ID: 110.0-0003-0001.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	279,000	0	5,000.	399,000	678,000		Year end	12/23/2021
2021	101	FV	269,200	0	5,000.	399,000	668,200		Year End Roll	12/10/2020
2020	101	FV	269,200	0	5,000.	399,000	668,200	668,200	Year End Roll	12/18/2019
2019	101	FV	212,900	0	5,000.	393,300	606,200	606,200	Year End Roll	1/3/2019
2018	101	FV	212,900	0	5,000.	302,100	515,000	515,000	Year End Roll	12/20/2017
2017	101	FV	212,900	0	5,000.	285,000	497,900	497,900	Year End Roll	1/3/2017
2016	101	FV	212,900	0	5,000.	262,200	475,100	475,100	Year End	1/4/2016
2015	101	FV	199,300	0	5,000.	245,100	444,400	444,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:37:57

LAST REV

Date	Time
02/19/19	12:04:11
ekelly	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8623

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SMITH DAVID A--	55893-25		11/23/2010		535,000	No	No		
WHITE GEORGE/ET	21920-95		4/7/1992		153,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2017	1426	Re-Roof	22,000	C				
1/14/2003	27	Wood Dec	2,000	C				ANGLE SECTION OF E
1/6/2003	4087	Manual	3,200	C				INSTALL FRENCH SLI
6/23/1998	465	Addition	27,000					12X16 BEDROOM 2ND
9/8/1995	526		9,000					DORMER 8FT WIDE
4/7/1992	118	Manual	3,250					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2018	MEAS&NOTICE	HS	Hanne S
3/25/2009	Measured	372	PATRIOT
2/1/2000	Measured	264	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	70372
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	70.	1.14	6									399,000						399,000	

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	399,000	Spl Credit		Total:	399,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1946	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.32007015
Const Adj.:	0.98990101
Adj $ / SQ:	143.741
Other Features:	75500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	342723
Depreciation:	63747
Depreciated Total:	278977

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

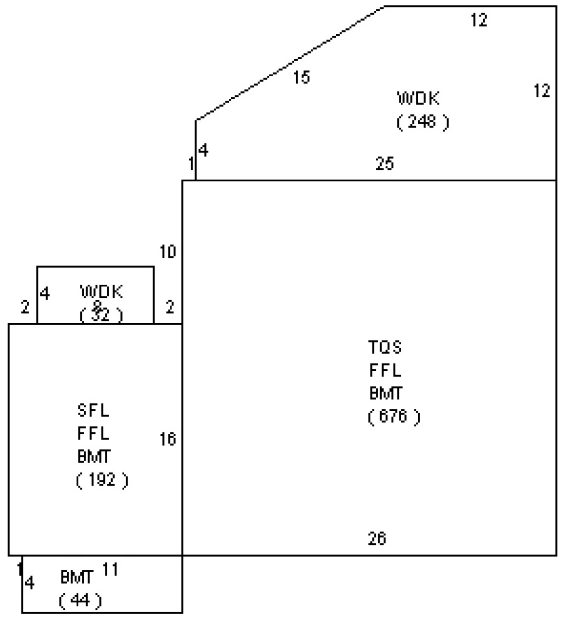
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	143.74
Special Features:	0	Val/Su Net:	101.12
Final Total:	279000	Val/Su SzAd	178.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	912	43.120	39,328
FFL	First Floor	868	143.740	124,767
TQS	3/4 Story	507	143.740	72,877
WDK	Deck	280	9.470	2,653
SFL	Second Floor	192	143.740	27,598

Net Sketched Area:	2,759			Total:	267,223
Size Ad	1567	Gross Area	2928	FinArea	1567

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

110.0-0003-0001.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc